

Protected Class	General Definition	Covered Under
Race	Generally, a member of a group united or classified together based on a common history, nationality or geography.	Federal State Local
Color	The color of a person's skin.	Federal State Local
Family Status	Household with minor children, person who is pregnant or seeking custody of a child, or is planning adoption or guardianship.	Federal State Local
Disability	Having a physical or mental impairment that substantially limits one or more major life activities, or having a record of, or being perceived as having a disability.	Federal State Local
Sex	Being male or female.	Federal State Local
National Origin	Generally, a member of a nation by birth or naturalization or having common origins or traditions.	Federal State Local
Religion	Sincerely held religious, moral or ethical beliefs and practices.	Federal State Local
Marital Status	Being married, widowed, single, divorced, or separated.	State Local
Ancestry	Country, nation or tribe of the identifiable group from which a person descends.	State Local
Source of Income	Lawful source of a person's income, including wages, a voucher having monetary value, social security, public assistance or other related payments.	State Local
Sexual Orientation	Preference for heterosexuality, homosexuality, or bisexuality or having a history of being so identified.	State Local
Age	Being at least 18 years of age.	State Local

**Questions about Fair Housing
Discrimination or to file a complaint, please
contact:**

Local Housing Laws

City of West Allis Fair Housing Board,
Community Development Authority

7525 W. Greenfield Ave, Room 242
West Allis, WI 53214
1 (414) 302-8430

Web Site: www.ci.west-allis.wi.us

State Housing Laws

WI Department of Consumer Protection,
Equal Rights Division

201 E. Washington Ave, Room A300
PO Box 8928
Madison, WI 53708
1 (608) 266-6860
TTY 1 (608) 264-8752

819 N. 6 St, Room 255
Milwaukee, WI 53203
1 (414) 227-4384
TTY 1 (414) 2274081

Web Site: <http://www.dwd.state.wi.us/er/>

Federal Housing Laws

US Department of Housing and Urban
Development (HUD)

77 West Jackson Blvd, Room 2101
Chicago, IL 60604-3507

1 (800) 765-9372
TTY 1 (800) 927-9275

To file electronically: www.hud.gov



Fair Housing Equal Opportunity for All



The Fair Housing Ordinance Section 6.035 of the West Allis Revised Municipal Code protects the rights of people in the rental or purchase of housing by prohibiting discrimination against a person in housing, even in part, because of that person's protected class.

Some examples of housing discrimination include:

- ❖ Refusing to rent or negotiate with someone for the rental or sale of a dwelling.
- ❖ Failing to renew a lease or lying about the availability of a dwelling.
- ❖ Applying different terms or rental conditions.
- ❖ Providing different rental privileges or services.
- ❖ Not allowing a person with a disability to make reasonable modifications to the unit.
- ❖ Applying different rental or mortgage application standards or fees.
- ❖ Harassing or interfering with a person's quiet enjoyment of a dwelling.
- ❖ Steering persons to certain units within an apartment complex or homes in a neighborhood.



There are some circumstances that are exempt or excluded from being defined as housing discrimination.

Such as:

- ❖ Housing primarily intended and operated for older persons may be restricted to persons over a certain age.
- ❖ Development of housing specifically designed for and with preference in favor of persons with disabilities.
- ❖ Housing may be denied to a person who poses a direct threat to the safety of others or whose tenancy would result in substantial physical damage to property, provided the risk can't be sufficiently reduced by a reasonable accommodation.
- ❖ A large family that has many people in the household may be denied if a reasonable government requirement limits the number of occupants for the dwelling unit.

Filing a Housing Discrimination Complaint in the City of West Allis

A person alleging discrimination that takes place within the City of West Allis may file a complaint within **180 days** of the alleged discriminatory action with the West Allis Fair Housing Board.

Complaints must be in writing and notarized on a specified form that is available through the Community Development Housing Division at the West Allis City Hall.

The West Allis Fair Housing Board evaluates, investigates, and determines the best course of action to resolve the alleged discriminatory action as outlined in the West Allis Fair Housing Ordinance Section 6.035 of the West Allis Revised Municipal Code.

(Copies of the Ordinance are available upon request from the Community Development Authority, Housing Division)

Funding for WA Fair Housing is provided by Community Development Block Grants

Housing Discrimination Complaints can be filed through three levels of government:

- Local – City of West Allis Fair Housing Board
- State – WI Department of Consumer Protection, Equal Rights Division
- Federal – US Department of Housing and Urban Development